

# Crown Castle

## East Hampton Facility Relocation Lakeview Street East Hampton, Connecticut

### Site Search Summary

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the submission of a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, provided below is a description of the general site search process, the general search area and a list of the alternative locations considered by Global Signal Acquisitions IV LLC and Crown Castle Towers 06-02 LLC (“Crown”) for the relocated telecommunications facility in East Hampton.

#### Site Search Process

Crown currently owns and operates a wireless telecommunications facility on property at 94 East High Street in East Hampton, Connecticut. The existing Crown facility consists of a 120-foot monopole tower within a small equipment compound. AT&T, Verizon, Sprint and T-Mobile all share this existing tower.

Crown’s existing ground lease with the owner of the existing facility location is due to expire in the Summer of 2021. Efforts to come to an agreement to extend the term of the existing lease have, to date, been unsuccessful. In an effort to maintain the level of wireless service the wireless carriers currently enjoy in East Hampton Crown had no choice then to pursue Council approval for a new replacement facility off Lakeview Street in East Hampton.

#### East Hampton Relo Search Area

Crown’s tower relocation site search effort focused on those parcels proximate to Crown’s existing 94 East High Street facility. Crown investigated a total of twelve (12) sites in or near the existing Crown facility. A listing of the sites investigated is provided below.

1. **Lakeview Street, East Hampton (Parcel ID 26-85-15)**: Crown was able to secure a ground lease with the owner of this 17.37-acre undeveloped parcel to the southwest of the existing tower site. This location satisfied the wireless carriers service objectives and was determined to be a suitable location for a replacement tower.
2. **East High Street, East Hampton (Parcel ID 10A-85-5C)**: This is a 51.46-acre parcel approved for the development of a master planned residential community. Crown initially contacted the property owner in 2018. The owner was not interested in leasing land to Crown for a new tower site. In March of 2020,

following the selection of the alternative tower location, the completion of all site investigations and project engineering and the submission of the Technical Report to the Town, the owner of this parcel inquired further about Crown's interest in this parcel. Crown declined to pursue this parcel as an alternative tower site.

3. **128 East High Street, East Hampton (Parcel ID 10A-85-10)**: This is a 1.56-acre residential parcel. The owner of this parcel was not interested in leasing land to Crown for a new tower site.
4. **140 East High Street, East Hampton (Parcel ID 32-85-5)**: This is a 3.98-acre parcel used for multi-family residential purposes. There is no space available on this parcel for a tower and facility compound.
5. **139 East High Street, East Hampton (Parcel ID 10A-85-5A)**: This is a 1.71-acre parcel included as a part of the Edgewater Hill Master Planned community. There is no space available for a tower and facility compound on this portion of the parcel.
6. **130 East High Street, East Hampton (Parcel ID 10A-85-5B)**: This is a 0.65-acre portion of a larger Edgewater Hill Master Planned community. The parcel is used for residential and commercial purposes. There is no space available for a tower and facility compound on this portion of the parcel.
7. **East High Street, East Hampton (Parcel ID 26-85-15)**: This is a 7.63-acre parcel used, in part, for commercial purposes. The owner of this parcel is the same as the host parcel. This parcel will be use for access tot eh proposed tower site.
8. **8½ Lakeview Street, East Hampton (Parcel ID 05A-85-24)**: This is a small 0.19-acre residential parcel adjacent to the west of the host parcel. This parcel is used for residential purposes by Richard Anderson, the owner of the proposed alternative tower site parcel.
9. **19 Flanders Road, East Hampton (Parcel ID 26-85-29)**: This is a 16.8-acre residential parcel located to the south of the host parcel. This parcel is zoned residential and close to residences along Flanders Road and was rejected by Crown.
10. **72 East High Street, East Hampton (Parcel ID 26-85-14)**: This is a 14.08-acre parcel to the north of the host parcel, used for commercial purposes. This site was rejected because the carrier's RF objective could not be satisfied at this location.
11. **1 Community Drive, East Hampton (Parcel ID 10A-85-5D)**: This is a 5.4-acre parcel currently being developed as the location for the new Town Hall and Police Department. There is no ground space available on this parcel to site a tower. The location would also not satisfy the carrier's wireless service objectives.





**Legend**

- Site Investigated
- Approximate Parcel Boundary

**Sites Investigated:**

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| <ul style="list-style-type: none"> <li>① Lakeview Street (Proposed Candidate), East Hampton, CT</li> <li>② East High Street, East Hampton, CT</li> <li>③ 128 East High Street, East Hampton, CT</li> <li>④ 140 East High Street, East Hampton, CT</li> <li>⑤ 138 East High Street, East Hampton, CT</li> <li>⑥ 130 High Street, East Hampton, CT</li> <li>⑦ East High Street, East Hampton, CT</li> <li>⑧ 8 1/2 Lakeview Street, East Hampton, CT</li> </ul> | <ul style="list-style-type: none"> <li>⑨ 19 Flanders Road, East Hampton, CT</li> <li>⑩ East High Street, East Hampton, CT</li> <li>⑪ 1 Community Drive, East Hampton, CT</li> </ul> |
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**Site Search Summary Map**

Proposed Wireless Telecommunications Facility  
 Site Number 876352  
 8 1/2 Lakeview Street  
 East Hampton, Connecticut

*Map Notes:*  
 Base Map Source: 2019 Aerial Photograph (CT ECO)  
 Map Scale: 1 inch = 800 feet  
 Map Date: May 2020

